

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



February 2025

U.S. sales of new single-family homes dropped 10.5% month-over-month and 1.1% year-over-year to a seasonally adjusted annual rate of 657,000 units, according to the U.S. Census Bureau. Economists polled by Reuters had forecast new-home sales to come in at 680,000 units for the month. Sales decreased 20% in the Northeast, 16.7% in the Midwest, and 14.8% in the South, but increased 7.7% in the West. For the 12-month period spanning March 2024 through February 2025, Pending Sales in the Charleston Trident Association of REALTORS® region improved 1.0 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales rose 26.0 percent.

The overall Median Sales Price rose 3.4 percent to \$418,940. The property type with the largest gain was the Single-Family Homes segment, where prices rose 3.5 percent to \$440,000. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 35 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 56 days.

Market-wide, inventory levels was up 19.4 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale went up 32.2 percent. That amounts to 2.8 months of inventory for Single-Family Homes and 3.2 months of inventory for Condos.

Quick Facts

+ 26.0%	+ 3.0%	+ 6.5%
Price Range with Strongest Sales: \$1,000,001 and Above	Bedroom Count with Strongest Sales: 2 Bedrooms or Less	Property Type With Strongest Sales: Condos
Pending Sales		2
Closed Sales		3
Days On Market Until Sale		4
Median Sales Price		5
Percent of List Price Received		6
Inventory of Homes for Sale		7
Months Supply of Inventory		8

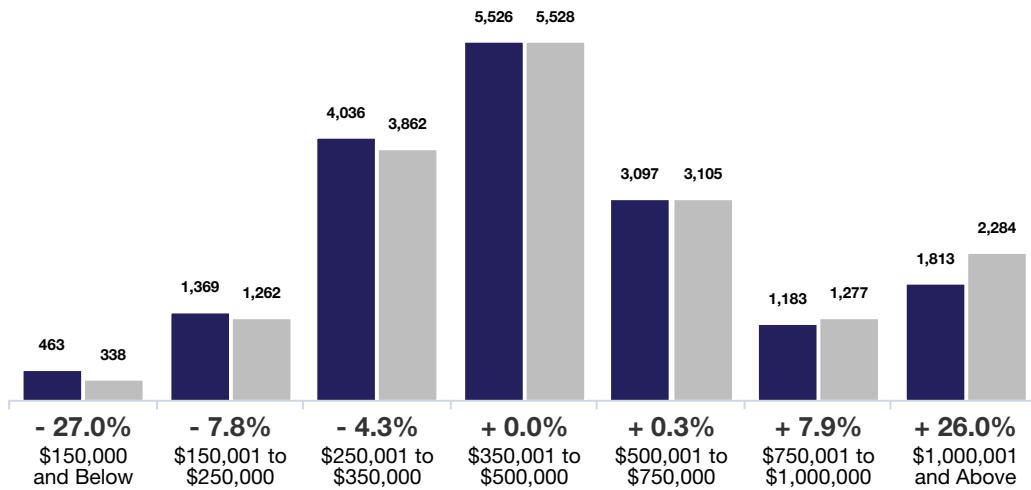


Pending Sales

A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**

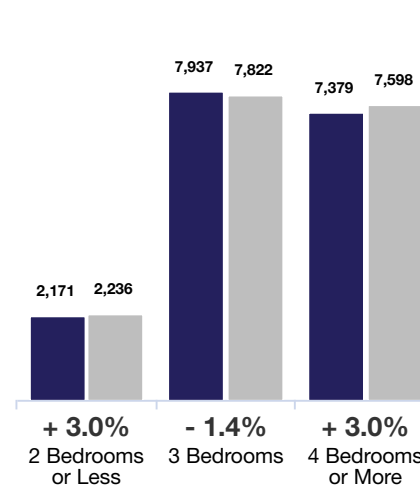
By Price Range

■ 2-2024 ■ 2-2025



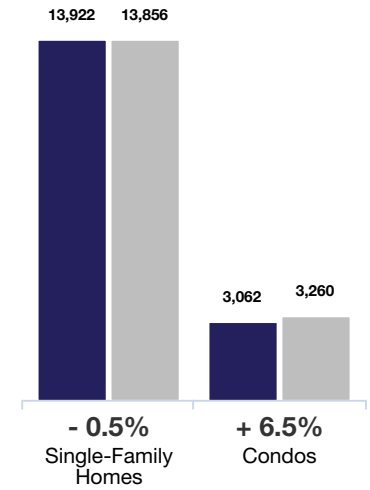
By Bedroom Count

■ 2-2024 ■ 2-2025



By Property Type

■ 2-2024 ■ 2-2025



All Properties

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	463	338	- 27.0%
\$150,001 to \$250,000	1,369	1,262	- 7.8%
\$250,001 to \$350,000	4,036	3,862	- 4.3%
\$350,001 to \$500,000	5,526	5,528	+ 0.0%
\$500,001 to \$750,000	3,097	3,105	+ 0.3%
\$750,001 to \$1,000,000	1,183	1,277	+ 7.9%
\$1,000,001 and Above	1,813	2,284	+ 26.0%
All Price Ranges	17,487	17,656	+ 1.0%

Single-Family Homes

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	2,171	2,236	+ 3.0%
3 Bedrooms	7,937	7,822	- 1.4%
4 Bedrooms or More	7,379	7,598	+ 3.0%
All Bedroom Counts	17,487	17,656	+ 1.0%

Condos

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	43	25	- 41.9%
\$150,001 to \$250,000	446	427	- 4.3%
\$250,001 to \$350,000	1,048	1,198	+ 14.3%
\$350,001 to \$500,000	757	801	+ 5.8%
\$500,001 to \$750,000	378	344	- 9.0%
\$750,001 to \$1,000,000	173	178	+ 2.9%
\$1,000,001 and Above	217	287	+ 32.3%
All Price Ranges	3,062	3,260	+ 6.5%

By Bedroom Count

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	276	218	- 21.0%
\$150,001 to \$250,000	751	641	- 14.6%
\$250,001 to \$350,000	2,843	2,483	- 12.7%
\$350,001 to \$500,000	4,732	4,668	- 1.4%
\$500,001 to \$750,000	2,715	2,757	+ 1.5%
\$750,001 to \$1,000,000	1,009	1,096	+ 8.6%
\$1,000,001 and Above	1,596	1,993	+ 24.9%
All Price Ranges	13,922	13,856	- 0.5%

By Property Type

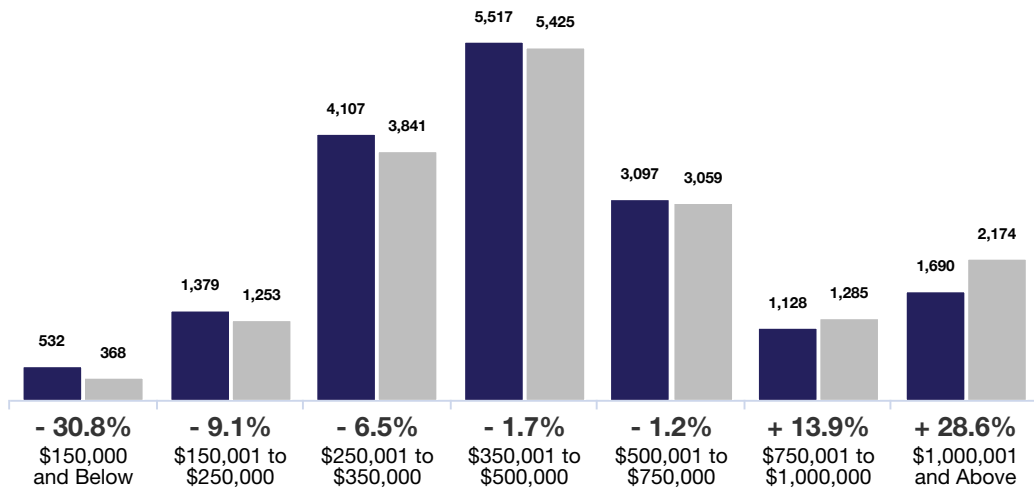
By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	692	798	+ 15.3%
3 Bedrooms	6,209	5,919	- 4.7%
4 Bedrooms or More	7,021	7,139	+ 1.7%
All Bedroom Counts	13,922	13,856	- 0.5%

Closed Sales

A count of the actual sales that closed. **Based on a rolling 12-month total.**

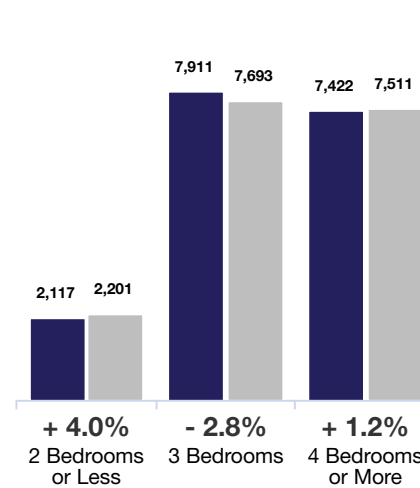
By Price Range

■ 2-2024 ■ 2-2025



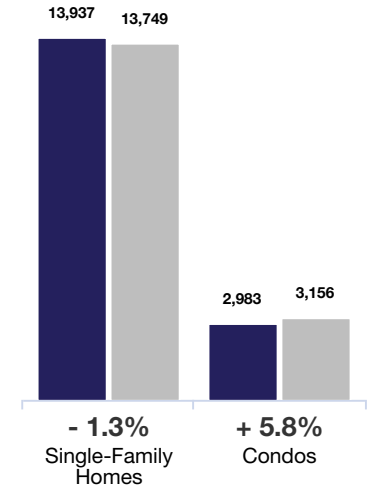
By Bedroom Count

■ 2-2024 ■ 2-2025



By Property Type

■ 2-2024 ■ 2-2025



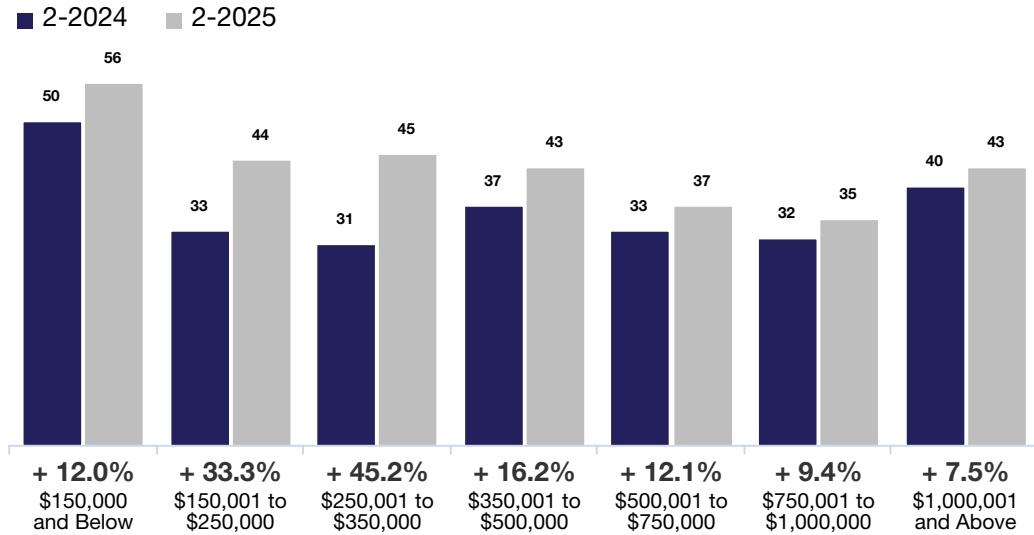
	All Properties			Single-Family Homes			Condos		
By Price Range	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
\$150,000 and Below	532	368	- 30.8%	309	239	- 22.7%	53	33	- 37.7%
\$150,001 to \$250,000	1,379	1,253	- 9.1%	776	645	- 16.9%	431	432	+ 0.2%
\$250,001 to \$350,000	4,107	3,841	- 6.5%	2,927	2,511	- 14.2%	1,030	1,147	+ 11.4%
\$350,001 to \$500,000	5,517	5,425	- 1.7%	4,742	4,637	- 2.2%	743	749	+ 0.8%
\$500,001 to \$750,000	3,097	3,059	- 1.2%	2,707	2,710	+ 0.1%	384	346	- 9.9%
\$750,001 to \$1,000,000	1,128	1,285	+ 13.9%	973	1,108	+ 13.9%	155	176	+ 13.5%
\$1,000,001 and Above	1,690	2,174	+ 28.6%	1,503	1,899	+ 26.3%	187	273	+ 46.0%
All Price Ranges	17,450	17,405	- 0.3%	13,937	13,749	- 1.3%	2,983	3,156	+ 5.8%
By Bedroom Count	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
2 Bedrooms or Less	2,117	2,201	+ 4.0%	682	800	+ 17.3%	1,329	1,321	- 0.6%
3 Bedrooms	7,911	7,693	- 2.8%	6,204	5,865	- 5.5%	1,424	1,561	+ 9.6%
4 Bedrooms or More	7,422	7,511	+ 1.2%	7,051	7,084	+ 0.5%	230	274	+ 19.1%
All Bedroom Counts	17,450	17,405	- 0.3%	13,937	13,749	- 1.3%	2,983	3,156	+ 5.8%

Days On Market Until Sale

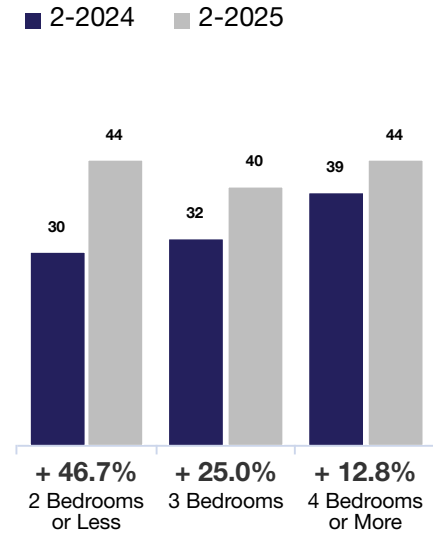
Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

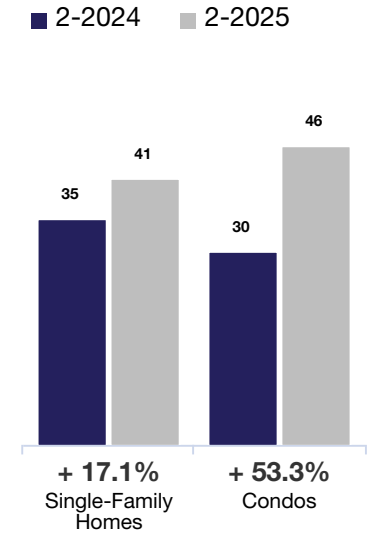
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	50	56	+ 12.0%
\$150,001 to \$250,000	33	44	+ 33.3%
\$250,001 to \$350,000	31	45	+ 45.2%
\$350,001 to \$500,000	37	43	+ 16.2%
\$500,001 to \$750,000	33	37	+ 12.1%
\$750,001 to \$1,000,000	32	35	+ 9.4%
\$1,000,001 and Above	40	43	+ 7.5%
All Price Ranges	35	42	+ 20.0%

Single-Family Homes

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	45	57	+ 26.7%
\$150,001 to \$250,000	34	44	+ 29.4%
\$250,001 to \$350,000	30	41	+ 36.7%
\$350,001 to \$500,000	38	43	+ 13.2%
\$500,001 to \$750,000	33	36	+ 9.1%
\$750,001 to \$1,000,000	32	32	0.0%
\$1,000,001 and Above	40	44	+ 10.0%
All Price Ranges	35	41	+ 17.1%

Condos

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	32	33	+ 3.1%
\$150,001 to \$250,000	23	40	+ 73.9%
\$250,001 to \$350,000	31	54	+ 74.2%
\$350,001 to \$500,000	28	41	+ 46.4%
\$500,001 to \$750,000	32	46	+ 43.8%
\$750,001 to \$1,000,000	31	52	+ 67.7%
\$1,000,001 and Above	46	40	- 13.0%
All Price Ranges	30	46	+ 53.3%

By Bedroom Count

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	30	44	+ 46.7%
3 Bedrooms	32	40	+ 25.0%
4 Bedrooms or More	39	44	+ 12.8%
All Bedroom Counts	35	42	+ 20.0%

Single-Family Homes

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	28	42	+ 50.0%
3 Bedrooms	32	37	+ 15.6%
4 Bedrooms or More	39	44	+ 12.8%
All Bedroom Counts	35	41	+ 17.1%

Condos

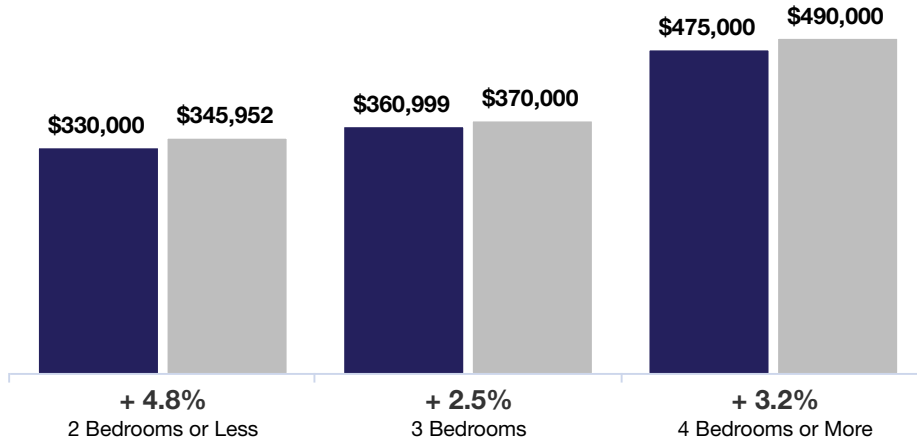
By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	27	43	+ 59.3%
3 Bedrooms	32	47	+ 46.9%
4 Bedrooms or More	39	57	+ 46.2%
All Bedroom Counts	30	46	+ 53.3%

Median Sales Price

Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**

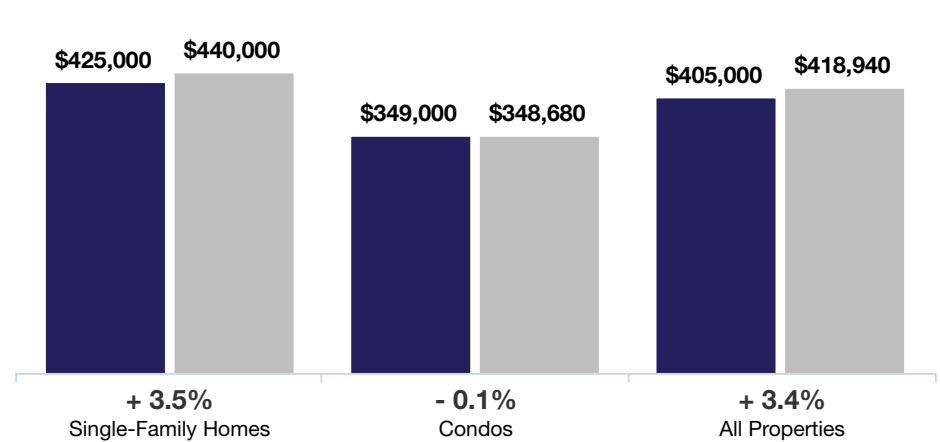
By Bedroom Count

■ 2-2024 ■ 2-2025



By Property Type

■ 2-2024 ■ 2-2025



All Properties

By Bedroom Count

	2-2024	2-2025	Change
2 Bedrooms or Less	\$330,000	\$345,952	+ 4.8%
3 Bedrooms	\$360,999	\$370,000	+ 2.5%
4 Bedrooms or More	\$475,000	\$490,000	+ 3.2%
All Bedroom Counts	\$405,000	\$418,940	+ 3.4%

Single-Family Homes

	2-2024	2-2025	Change
Single-Family Homes	\$400,000	\$395,000	- 1.2%
Single-Family Homes	\$368,710	\$382,000	+ 3.6%
Single-Family Homes	\$484,900	\$500,037	+ 3.1%
All Single-Family Homes	\$425,000	\$440,000	+ 3.5%

Condos

	2-2024	2-2025	Change
Condos	\$328,000	\$344,900	+ 5.2%
Condos	\$354,620	\$345,000	- 2.7%
Condos	\$424,400	\$384,990	- 9.3%
All Condos	\$349,000	\$348,680	- 0.1%

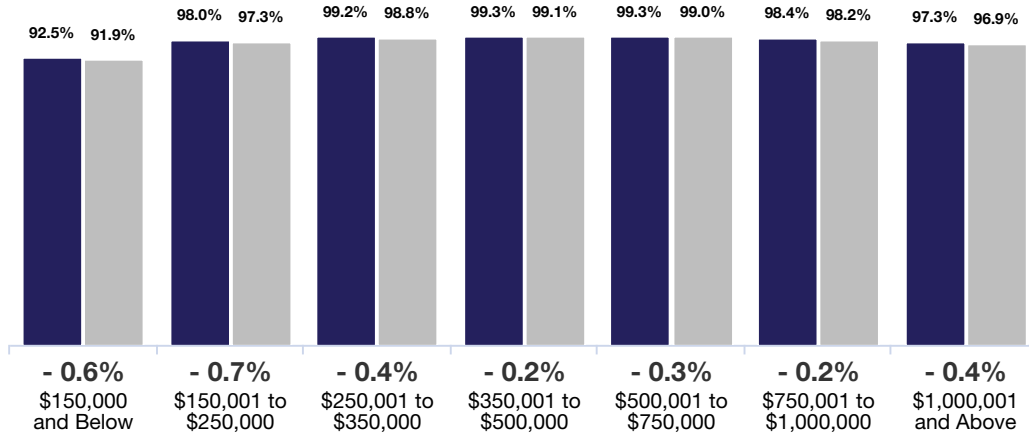
Percent of List Price Received

Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.

Based on a rolling 12-month average.

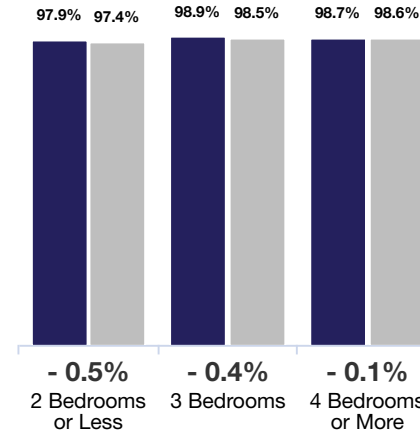
By Price Range

■ 2-2024 ■ 2-2025



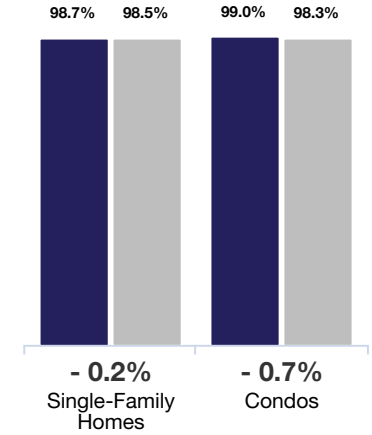
By Bedroom Count

■ 2-2024 ■ 2-2025



By Property Type

■ 2-2024 ■ 2-2025



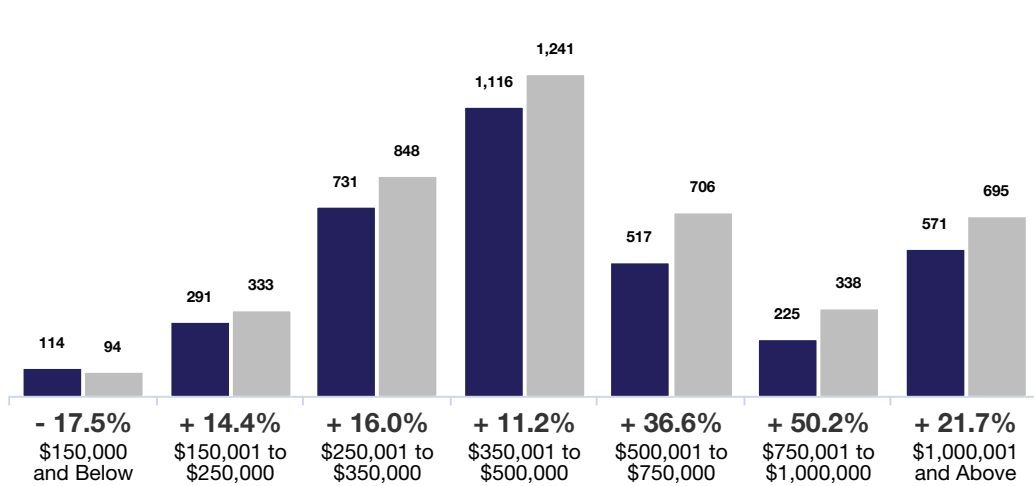
	All Properties			Single-Family Homes			Condos		
By Price Range	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
\$150,000 and Below	92.5%	91.9%	- 0.6%	92.6%	92.2%	- 0.4%	94.8%	92.1%	- 2.8%
\$150,001 to \$250,000	98.0%	97.3%	- 0.7%	97.4%	96.7%	- 0.7%	98.9%	98.0%	- 0.9%
\$250,001 to \$350,000	99.2%	98.8%	- 0.4%	99.0%	98.8%	- 0.2%	99.6%	98.9%	- 0.7%
\$350,001 to \$500,000	99.3%	99.1%	- 0.2%	99.2%	99.2%	0.0%	99.3%	98.6%	- 0.7%
\$500,001 to \$750,000	99.3%	99.0%	- 0.3%	99.4%	99.1%	- 0.3%	98.7%	98.2%	- 0.5%
\$750,001 to \$1,000,000	98.4%	98.2%	- 0.2%	98.3%	98.3%	0.0%	99.0%	97.7%	- 1.3%
\$1,000,001 and Above	97.3%	96.9%	- 0.4%	97.3%	96.9%	- 0.4%	97.2%	97.0%	- 0.2%
All Price Ranges	98.7%	98.4%	- 0.3%	98.7%	98.5%	- 0.2%	99.0%	98.3%	- 0.7%
By Bedroom Count	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
2 Bedrooms or Less	97.9%	97.4%	- 0.5%	97.5%	97.5%	0.0%	98.6%	97.8%	- 0.8%
3 Bedrooms	98.9%	98.5%	- 0.4%	98.9%	98.5%	- 0.4%	99.4%	98.8%	- 0.6%
4 Bedrooms or More	98.7%	98.6%	- 0.1%	98.7%	98.6%	- 0.1%	99.2%	98.3%	- 0.9%
All Bedroom Counts	98.7%	98.4%	- 0.3%	98.7%	98.5%	- 0.2%	99.0%	98.3%	- 0.7%

Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

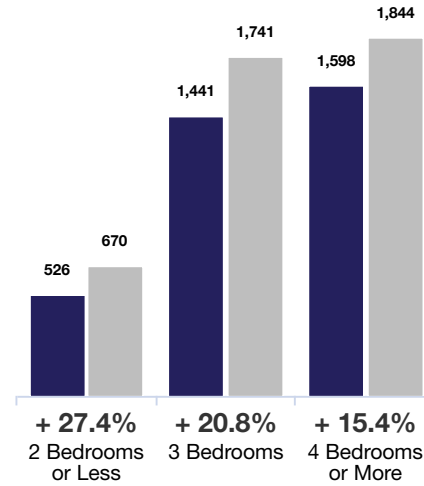
By Price Range

■ 2-2024 ■ 2-2025



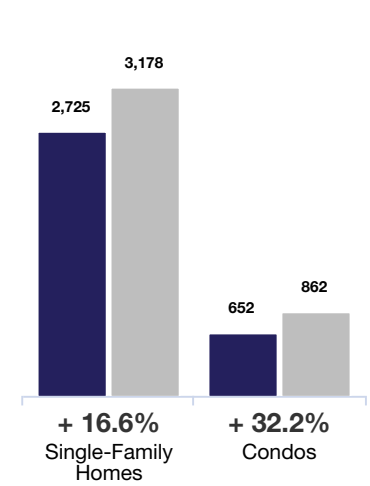
By Bedroom Count

■ 2-2024 ■ 2-2025



By Property Type

■ 2-2024 ■ 2-2025



	All Properties			Single-Family Homes			Condos		
By Price Range	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
\$150,000 and Below	114	94	- 17.5%	63	53	- 15.9%	5	7	+ 40.0%
\$150,001 to \$250,000	291	333	+ 14.4%	151	168	+ 11.3%	82	109	+ 32.9%
\$250,001 to \$350,000	731	848	+ 16.0%	471	483	+ 2.5%	202	285	+ 41.1%
\$350,001 to \$500,000	1,116	1,241	+ 11.2%	942	994	+ 5.5%	153	209	+ 36.6%
\$500,001 to \$750,000	517	706	+ 36.6%	431	584	+ 35.5%	83	118	+ 42.2%
\$750,001 to \$1,000,000	225	338	+ 50.2%	179	282	+ 57.5%	46	55	+ 19.6%
\$1,000,001 and Above	571	695	+ 21.7%	488	614	+ 25.8%	81	79	- 2.5%
All Price Ranges	3,565	4,255	+ 19.4%	2,725	3,178	+ 16.6%	652	862	+ 32.2%
By Bedroom Count	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
2 Bedrooms or Less	526	670	+ 27.4%	179	200	+ 11.7%	291	422	+ 45.0%
3 Bedrooms	1,441	1,741	+ 20.8%	1,037	1,264	+ 21.9%	313	377	+ 20.4%
4 Bedrooms or More	1,598	1,844	+ 15.4%	1,509	1,714	+ 13.6%	48	63	+ 31.2%
All Bedroom Counts	3,565	4,255	+ 19.4%	2,725	3,178	+ 16.6%	652	862	+ 32.2%

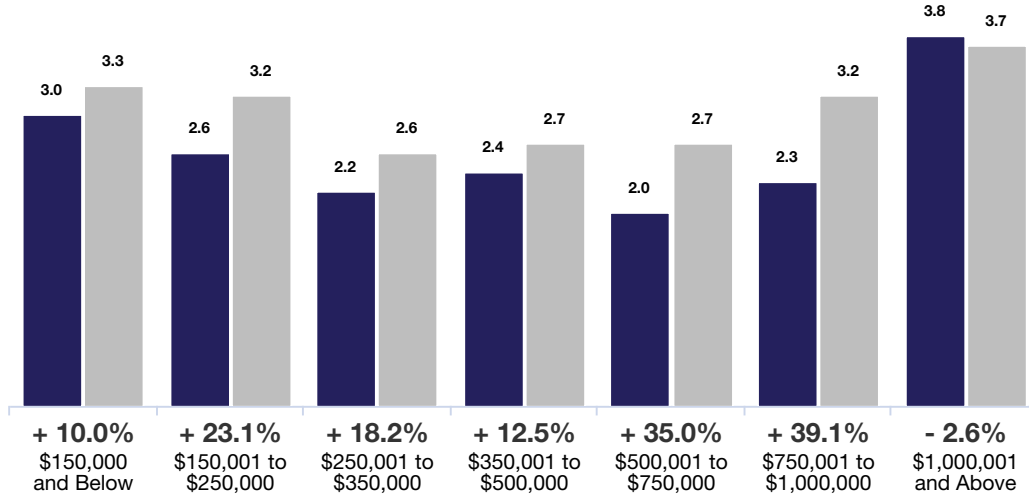
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

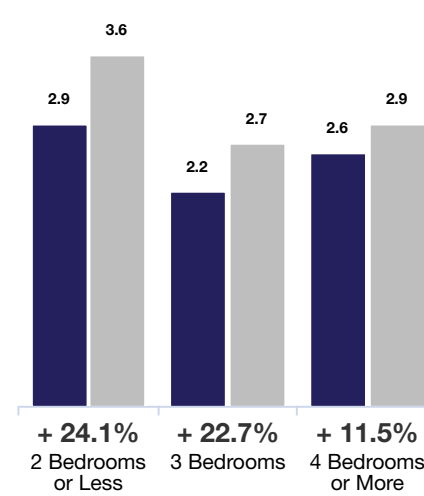
By Price Range

■ 2-2024 ■ 2-2025



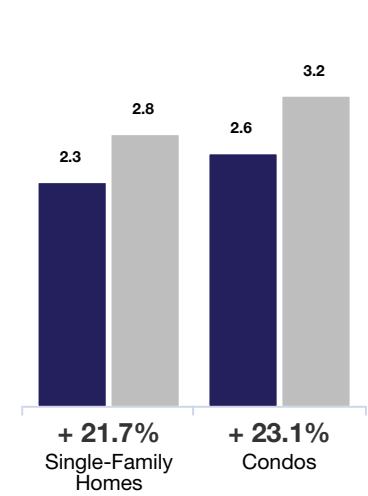
By Bedroom Count

■ 2-2024 ■ 2-2025



By Property Type

■ 2-2024 ■ 2-2025



All Properties

By Price Range	2-2024	2-2025	Change
\$150,000 and Below	3.0	3.3	+ 10.0%
\$150,001 to \$250,000	2.6	3.2	+ 23.1%
\$250,001 to \$350,000	2.2	2.6	+ 18.2%
\$350,001 to \$500,000	2.4	2.7	+ 12.5%
\$500,001 to \$750,000	2.0	2.7	+ 35.0%
\$750,001 to \$1,000,000	2.3	3.2	+ 39.1%
\$1,000,001 and Above	3.8	3.7	- 2.6%
All Price Ranges	2.4	2.9	+ 20.8%

Single-Family Homes

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	2.7	2.9	+ 7.4%
3 Bedrooms	2.4	3.1	+ 29.2%
4 Bedrooms or More	2.0	2.3	+ 15.0%
2 Bedrooms or Less	2.4	2.6	+ 8.3%
3 Bedrooms	1.9	2.5	+ 31.6%
4 Bedrooms or More	2.1	3.1	+ 47.6%
All Bedroom Counts	2.3	2.8	+ 21.7%

Condos

By Property Type	2-2024	2-2025	Change
Single-Family Homes	1.3	2.8	+ 115.4%
Condos	2.2	3.1	+ 40.9%
Single-Family Homes	2.0	2.3	+ 15.0%
Condos	2.4	3.1	+ 29.2%
Single-Family Homes	2.6	4.1	+ 57.7%
Condos	3.2	3.7	+ 15.6%
Single-Family Homes	3.7	3.7	0.0%
Condos	4.5	3.3	- 26.7%
All Property Types	2.6	3.2	+ 23.1%

By Bedroom Count	2-2024	2-2025	Change
2 Bedrooms or Less	2.9	3.6	+ 24.1%
3 Bedrooms	2.2	2.7	+ 22.7%
4 Bedrooms or More	2.6	2.9	+ 11.5%
All Bedroom Counts	2.4	2.9	+ 20.8%

By Property Type	2-2024	2-2025	Change
Single-Family Homes	3.1	3.0	- 3.2%
Condos	2.5	3.8	+ 52.0%
Single-Family Homes	2.0	2.6	+ 30.0%
Condos	2.6	2.8	+ 7.7%
Single-Family Homes	2.6	2.9	+ 11.5%
Condos	2.6	2.5	- 3.8%
All Property Types	2.3	2.8	+ 21.7%